

147.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

703,000 / 703,000

USE VALUE:

703,000 / 703,000

ASSESSED:

703,000 / 703,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
53		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PORFIDO GREGORY A/ETAL	
Owner 2: WILCKE TATIANA	
Owner 3:	

Street 1: 323 GARFIELD RD	
Street 2:	

Twn/City: CONCORD	
St/Prov: MA	Cntry:
Postal: 01742	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 5,487 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1310 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5487		Sq. Ft.	Site		0	80.	1.07	9									467,690						467,700	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						96826	
101	5487.000	232,700	2,600	467,700	703,000						GIS Ref	
Total Card	0.126	232,700	2,600	467,700	703,000		Entered Lot Size				GIS Ref	
Total Parcel	0.126	232,700	2,600	467,700	703,000		Total Land:				Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	536.64	/Parcel:	536.6	Land Unit Type:				05/22/18	

PREVIOUS ASSESSMENT							Parcel ID		147.0-0006-0005.0		!11512!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	232,700	2600	5,487.	467,700	703,000	703,000	Year End Roll	12/18/2019		
2019	101	FV	195,600	2600	5,487.	438,500	636,700	636,700	Year End Roll	1/3/2019		
2018	101	FV	200,100	2600	5,487.	362,500	565,200	565,200	Year End Roll	12/20/2017		
2017	101	FV	200,100	2600	5,487.	333,200	535,900	535,900	Year End Roll	1/3/2017		
2016	101	FV	200,100	2600	5,487.	304,000	506,700	506,700	Year End	1/4/2016		
2015	101	FV	189,100	2600	5,487.	298,200	489,900	489,900	Year End Roll	12/11/2014		
2014	101	FV	189,100	2600	5,487.	277,100	468,800	468,800	Year End Roll	12/16/2013		
2013	101	FV	189,100	2600	5,487.	263,700	455,400	455,400		12/13/2012		

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
MURPHY SUSAN	24670-163		7/1/1994		208,000	No	No	Y						

BUILDING PERMITS							ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
10/26/1994	574	Manual	3,000					ROOFING	11/4/2019	Mail Update	MM	Mary M		
									5/22/2018	Inspected	CC	Chris C		
									5/1/2018	MEAS&NOTICE	BS	Barbara S		
									1/15/2009	Measured	372	PATRIOT		
									11/9/2000	Inspected	264	PATRIOT		
									12/9/1999	Mailer Sent				
									11/18/1999	Measured	272	PATRIOT		
									12/1/1991		PM	Peter M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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